

Town of Southwest Ranches  
Code Compliance Division  
6589 S.W. 160<sup>th</sup> Avenue  
Southwest Ranches, FL 33331  
Phone (954) 434-0008  
Fax (954) 434-1490

**SPECIAL MAGISTRATE HEARING  
MAY 12, 2009  
9:00 A.M.**

**1. CALL SESSION TO ORDER**

**2. NON-COMPLIANCE CASE(S) & IMPOSITION OF PENALTY/LIEN**

<b>2.1</b>	<b>CASE 2008-215</b>	OWNER(S): GAVRILOIU, ALEXANDRU & LUCIAN & SILVIA ADDRESS: 14481 LAKE LANE FOLIO: 5040 27 01 0238 VIOLATION(S): 1). WORK DONE WITHOUT APPROVAL AND PERMITS (WALL)	<b>STATUS:</b> GIVEN UNTIL OCTOBER 19, 2008 TO COMPLY OR \$100.00 PER DAY.
<b>2.2</b>	<b>CASE 2008-295</b>	OWNER(S): SANCHEZ, CARMEN & ENI ADDRESS: 5400 SW 160 AVENUE FOLIO: 5040 32 01 0094 VIOLATION(S): 1). DRIVEWAY WITHOUT APPROVAL AND PERMITS. 2) FILL WITHOUT APPROVAL AND PERMITS.	<b>STATUS:</b> GIVEN UNTIL DECEMBER 19, 2008 TO COMPLY OR \$100.00 PER DAY. CONTINUED TO FEBRUARY 10, 2009 HEARING.  COMPLIED
<b>2.3</b>	<b>CASE 2008-320</b>	OWNER(S): RUIZ, GILBERT & JACQUELINE ADDRESS: VL SW CNR LURAY/APPALOOSA FOLIO: 5140 02 01 0271 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> FINAL ORDER AND LIEN IMPOSED.  REQUESTING AUTHORITY TO CLEAR.
<b>2.4</b>	<b>CASE 2008-367</b>	OWNER(S): FAHIMPOUR, MEHRDAD & COTY ADDRESS: VL NW CORNER OF STIRLING/APPALOOSA TRAIL FOLIO: 5040 35 15 0020 VIOLATION(S): 1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> FINAL ORDER AND LIEN IMPOSED.  REQUESTING AUTHORITY TO CLEAR.

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<b>2.5</b>	<b>CASE 2009-057</b>	OWNER(S): SIKH SOCIETY OF FLA INC ADDRESS: 16000 SW 60 STREET FOLIO: 5140 05 02 0010 VIOLATION(S):  1). USING SWALE AS PARKING AREA.	<b>STATUS:</b> ORDERED TO COMPLY BY APRIL 29, 2009 OR FINE OF \$200.00 PER DAY.
<b>2.6</b>	<b>CASE 2009-083</b>	OWNER(S): LOPEZ, TONY ADDRESS: 18070 SW 70 PLACE FOLIO: 5140 06 03 0069 VIOLATION(S):  1). JUNK VEHICLES ON PROPERTY. 2). COMMERCIAL VEHICLES ON PROPERTY.	<b>STATUS:</b> ORDERED TO COMPLY BY APRIL 29, 2009 OR FINE OF \$150.00 PER DAY.

**3. NEW CASES**

<b>3.0</b>	<b>CASE 2008-351</b>	OWNER(S): JANGDA, ABDUL & NAFISA ADDRESS: 4610 SW 178 AVENUE FOLIO: 5040 30 09 0010 VIOLATION(S):  1). TREE ABUSE FROM SIGN POSTING	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 05, 2009.  COMPLIED
<b>3.1</b>	<b>CASE 2009-002</b>	OWNER(S): WEISS, BRADLEY S & FREEMAN, PAUL ADDRESS: 5350 SW 210 TERRACE FOLIO: 5039 34 01 0301 VIOLATION(S):  1). PROHIBITED OUTDOOR LIGHTING.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 03, 2009.
<b>3.2</b>	<b>CASE 2009-021</b>	OWNER(S): NAVARTE, MIGUEL & LIDIA ADDRESS: 4600 SW 164 TERRACE FOLIO: 5040 32 05 1250 VIOLATION(S):  1). GATES/FENCE INSTALLED WITHOUT APPROVAL/PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 13, 2009.

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3.3	<b>CASE 2009-026</b>	OWNER(S): ALONSO, GUILLERMO & ADRIANA ADDRESS: 5101 SW 160 AVENUE FOLIO: 5040 32 01 0095 VIOLATION(S):  1). NON RESIDENTIAL USE REQUIRES DUMPSTER SERVICE	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 10, 2009.  COMPLIED
3.4	<b>CASE 2009-042</b>	OWNER(S): ZUNIGA, LAURA ADDRESS: 5901 SW 162 AVENUE FOLIO: 5040 32 04 0068 VIOLATION(S):  1). MAINTAINING VEHICLES NOT REGISTERED TO PROPERTY.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: FEBRUARY 12, 2009.
3.5	<b>CASE 2009-043</b>	OWNER(S): PEREZ-RANGEL, DOMINGO A ADDRESS: 6500 SW 148 AVENUE FOLIO: 5140 03 01 0174 VIOLATION(S):  1). FAILURE TO MAINTAIN STRUCTURE (FENCE)	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 12, 2009.
3.6	<b>CASE 2009-046</b>	OWNER(S): PANDO, ROBERTO & EMILIO ADDRESS: 5400 SW 208 LANE FOLIO: 5039 34 01 0330 VIOLATION(S):  1). NON RESIDENTIAL USE REQUIRES DUMPSTER.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 24, 2009.  COMPLIED
3.7	<b>CASE 2009-061</b>	OWNER(S): ESPOSITO, RONALD 1/2 INT EA KAUFMAN-ESPOSITO, JOAN ADDRESS: 17800 SW 57 STREET FOLIO: 5040 31 01 0361 VIOLATION(S):  1). NON RESIDENTIAL USE REQUIRES DUMPSTER.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 03, 2009.

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<b>3.8</b>	<b>CASE 2009-063</b>	OWNER(S): PITTER, DAVE ADDRESS: 17321 SW 58 STREET FOLIO: 5040 31 01 0530 VIOLATION(S):  1). NON NATIVE SPECIES REQUIRE REMOVAL.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 04, 2009.
<b>3.9</b>	<b>CASE 2009-065</b>	OWNER(S): SOUTHWEST NURSERY CORP ADDRESS: 6100 SW 185 WAY FOLIO: 5039 36 01 0050 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 12, 2009.
<b>3.10</b>	<b>CASE 2009-074</b>	OWNER(S): R & R DEVELOPER CORP ADDRESS: 5150 SW 124 AVENUE FOLIO: 5040 35 01 0015 VIOLATION(S):  1). PROPERTY USE WITHOUT A CERTIFICATE OF USE.  2). PAINTBALL ACTIVITIES ON SITE.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 16, 2009.
<b>3.11</b>	<b>CASE 2009-076</b>	OWNER(S): DURDEN, RICHARD & CYNTHIA ADDRESS: 5001 SW 199 AVENUE FOLIO: 5039 35 04 0060 VIOLATION(S):  1). PROHIBITED OUTDOOR LIGHTING.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 29, 2009.  COMPLIED
<b>3.12</b>	<b>CASE 2009-080</b>	OWNER(S): FL DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY ADDRESS: VL SE CNR GRIFFIN/VOLUNTEER FOLIO: 5040 27 01 0270 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN AND HAS JUNK, TRASH, DEBRIS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 30, 2009.

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<b>3.13</b>	<b>CASE 2009-092</b>	OWNER(S): JONES, STEVEN ADDRESS: 13740 MUSTANG TRAIL FOLIO: 5140 03 01 0470 VIOLATION(S):  1). CONSTRUCTION EQUIPMENTS STORAGE W/O PERMITS (ROOF TILES).	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 17, 2009.
<b>3.14</b>	<b>CASE 2009-100</b>	OWNER(S): MEYER, NANCY ADDRESS: 5250 SW 130 AVENUE FOLIO: 5040 35 01 0184 VIOLATION(S):  1). SIGNS POSTED IN RIGHT OF WAY.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 27, 2009.
<b>3.15</b>	<b>CASE 2009-101</b>	OWNER(S): GONZALEZ, BARBARO NELSON, LOPEZ, PERLA E ADDRESS: 6300 SW 190 AVENUE FOLIO: 5139 01 05 0010 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN. 2). FILLING DONE WITHOUT APPROVAL AND PERMIT.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 30, 2009.
<b>3.16</b>	<b>CASE 2009-108</b>	OWNER(S): KELTY, DARIAN ADDRESS: VL S OF OF 5751 SW 145 AVENUE FOLIO: 5040 34 03 0190 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 17, 2009.

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**4. CITATIONS**

<b>4.0</b>	<b>CASE</b> <b>2009c-068</b>	OWNER(S): DUARTE, ALVARO ADDRESS: 5016 SW 195 TERRACE FOLIO: 5039 36 01 0114 VIOLATION(S): BULK TRASH	<b>STATUS:</b> CITATION ISSUED FEBRUARY 26, 2009.  \$500.00 FINE DUE.
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**5. LIEN MITIGATION**

<b>5.1</b>	<b>CASE</b>		<b>STATUS:</b>
<b>5.2</b>	<b>CASE</b>		<b>STATUS:</b>

**6. FORECLOSURE AUTHORIZATION**

<b>6.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S):	<b>STATUS:</b>
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**7. BSO COMMERCIAL MOTOR VEHICLE CITATIONS**

<b>7.1</b>	<b>CASE</b>  <b>BSO</b> <b>SW</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): <b>COMMERCIAL MOTOR VEHICLE</b> <b>CITATION</b>	<b>STATUS:</b>
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ANY PERSON WISHING TO APPEAL ANY DECISION MADE AT THIS HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSES, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

ANY PERSON REQUIRING AUXILIARY AIDES AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-434-0008 AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE MEETING TO REQUEST SUCH ACCOMMODATIONS. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).